

This instrument was prepared by:
Martin, Rawson & Woosley P.C.
#2 Metroplex Dr. Suite 102
Birmingham, AL 35209

Send Tax Notice:
Ronald G. Deluca
Doris A. Deluca
3756 Keswick Circle
Birmingham, AL 35242

Warranty Deed, Joint Tenants with Right of Survivorship

State of Alabama Know All Men By These Presents,
Shelby County

That in consideration of Three hundred forty thousand dollars and no/100
(340,000.00)*****

to the undersigned grantor or grantors in hand paid by the Grantees
herein, the receipt whereof is acknowledged, we **Carl Brunson and wife,
Susan R. Brunson**, herein referred to as grantor do grant, bargain, sell
and convey to:

Ronald G. Deluca and Doris A. Deluca

(herein referred to as GRANTEES) as joint tenants with right of
survivorship, the following described real estate situated in Shelby
County, Alabama, to-wit:

Lot 21, according to the Survey of Meadow Brook, 5th Sector, 3rd Phase, as
recorded in Map Book 10, Page 27, in the Probate Office of Shelby County,
Alabama.

**\$272,000.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith:**

Mineral and mining rights excepted.

Subject to existing easements, restrictions, current taxes, set-back
lines, rights of way, limitations, if any, of record.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right
of survivorship.

And we do for ourselves and for our heirs, executors, and administrators
covenant with the said GRANTEES, their heirs and assigns, that I we are lawfully
seized in fee simple for said premises; that they are free from all encumbrances
unless otherwise noted above; that we have a good right to sell and convey the
same aforesaid; that we will any our heirs, executors and administrators shall
warrant and defend the same to the said GRANTEES, their heirs and assigns
forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto subscribed their name on this
the 7th day of November, 2003.

Carl Brunson
Carl Brunson

Susan R. Brunson
Susan R. Brunson

STATE OF ALABAMA
Jefferson County

I, the undersigned, Notary Public in and for said County, in said State,
hereby certify that Ronald G. Deluca and wife, Doris A. Deluca whose name(s) is
signed to the foregoing conveyance and who is known to me, acknowledged before
me on this day that, being informed of the contents of the conveyance, he
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this the 7th day of
November, 2003.

Notary Public: Jeffery H. Seakoe?

My Commission Expires: 5-1-05